

Rye City Planning Commission Minutes

October 28, 2003

PRESENT:

Barbara Cummings, Vice-Chair
Hugh Greechan (partial)
Peter Larr
Patrick McGunagle
Martha Monserrate

ABSENT:

Franklin Chu

ALSO PRESENT:

Christian K. Miller, AICP, City Planner

Vice-Chair Cummings noted the resignation of Chairman Michael W. Klemens, PhD and that she would act as chair for the meeting. Ms. Cummings (speaking for all Commission members) acknowledged Dr. Klemens for his 17 years of dedicated service on City Commissions. She stated that as chairman of the Planning Commission for the last nine years Dr. Klemens strove to achieve consensus in the review of land use applications. He was thorough in his deliberations and his environmental expertise was an invaluable resource to the Commission and the City. Peter Larr added that Dr. Klemens' departure is an irreplaceable loss to the City. Mr. Larr commented that Dr. Klemens' taught him and others how to incorporate environmental concerns into the review of applications and achieving a balance between property rights and the broader interests of community.

I. HEARINGS

1. Doyle Residence

Vice-Chair Cummings recused herself from the discussion of this matter and left the hearing room. Martha Monserrate acted as chair for this agenda item and read the hearing notice.

Alan Pilch (applicant's consultant) provided an overview of the application noting that it involved an addition to an existing residence located at 100 Mendota Avenue. Mr. Pilch noted that the property is approximately 14,790 square-feet. Mr. Pilch noted that the proposed addition would be within the 100-foot wetland buffer of Blind Brook. The proposed addition would add approximately 195 square-feet of floor area to the house footprint. As mitigation Mr. Pilch proposed to remove the existing lawn area and replace with wetland shrubs at a ratio of 2:1 for the added impervious area to the property.

Mr. Pilch discussed the proposed stormwater management system, which involved the installation of sub-surface units to accommodate the first 1.3 inches of runoff consistent with phase II requirements.

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1
2 Mr. Pilch concluded his presentation by noting that the proposed addition would expand
3 the existing kitchen/dining room and expand the master bedroom on the second floor.
4 Mr. Pilch noted that the proposed addition would comply with the floor area ratio
5 requirements of the City's Zoning Code but that relief would be required from the Zoning
6 Board of Appeals for the required rear yard setback.

7
8 Gene Colben (Wappanocca Avenue resident) noted that her property is located
9 opposite the applicant's property on the east side of Blind Brook. Ms. Colben
10 questioned the placement of flags on existing trees along Blind Brook. Ms. Colben
11 questioned whether these flags were located on the applicant's property and whether
12 they represented the removal of existing trees. Ms. Colben noted concern that the loss
13 of any trees, particularly those located off the applicant's property. Ms. Colben stated
14 that she is familiar with stringent wetland regulations in other communities and that the
15 City of Rye's regulations should be as equally stringent. Ms. Colben noted that the
16 proposed addition may impact the character of her view along Blind Brook and concern
17 with the impact on her home and outdoor living space.

18
19 Mr. Pilch responded that the flags on existing trees do not signify trees to be removed
20 but represented the edge of the wetland area as required by the Rye City Code.

21
22 On a motion made by Peter Larr, seconded by Patrick McGunagle and carried by the
23 following vote:

24
25 AYES: Hugh Greechan, Peter Larr, Patrick McGunagle, Martha Monserrate

26 NAYS: None

27 RECUSED: Barbara Cummings

28 ABSENT: Franklin Chu

29
30 the Planning Commission took the following action:

31
32 ACTION: The Planning Commission closed the public hearing on wetland permit
33 application number WP141.

34
35 Vice-Chair Cummings returned to the hearing room and acted as chair for the
36 remainder of the meeting.

2. 205 Grace Church Street

37
38
39 Vice-Chair Cummings read the public notice.

40
41
42 Matt Bavoso (applicant's attorney) noted that he represented Clad Corporation, which is
43 proposing to construct a single-family dwelling on a property located at 205 Grace
44 Church Street. He noted that the subject property is approximately 0.522 acres and that
45 it is located in a R-3 Resident District, which has a minimum lot area of 1/3 acres.

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1
2 Mr. Bavoso stated that the application involved the removal of an existing house and
3 garage and the construction of a new residence. A portion of a new residence would be
4 located within the 100-foot wetland buffer. Mr. Bavoso provided an overview of the
5 revisions to the plan in response to the Planning Commission's discussion at its last
6 meeting. Mr. Bavoso noted that a portion of the terrace located in the rear of the house
7 within the 100-foot wetland buffer was removed. In response to concerns raised by the
8 Planning Commission, the site plan was revised to add a retaining wall to reduce the
9 extent of slope disturbance along the southern property boundary adjacent to the off-
10 site wetland. Also as requested by the Planning Commission, Mr. Bavoso stated that a
11 deed restriction would be provided for the gravel driveway to insure that it stays gravel
12 in perpetuity. The result of the revised plan is that it reduces the amount of impervious
13 area within the 100-foot buffer from previously proposed 2,062 square feet to 799
14 square feet. As mitigation for this increase in impervious area Mr. Bavoso stated that
15 there had been no change in the planned mitigation. Consequently, the amount of
16 wetland plantings is approximately 3.5 to 1 (landscape area to impervious area). He
17 also noted that no structure would be located closer than 80 feet to the existing wetland.
18 Mr. Bavoso added that the existing garage on the property is located approximately 50-
19 feet from the existing off-site wetland. To address drainage concerns, Mr. Bavoso
20 stated that two sub-surface drainage units were proposed to capture and treat
21 stormwater runoff.

22
23 Michael Davitt (219 Grace Church Street resident) noted that he is located adjacent to
24 the proposed resident. He noted concern with the impact the proposed home would
25 have on his privacy. Mr. Davitt noted that the existing home would approximately
26 double in size from 3,000-square feet to approximately 5,600-square feet. Mr. Davitt
27 suggested that the location of the wetland buffer forced the development of the home
28 towards his property line, which will adversely impact his privacy and neighborhood
29 character. Mr. Davitt suggested that trees should be provided along the northern
30 property line to provide screening or that the previously proposed plan should be
31 pursued. Mr. Davitt noted that the originally proposed plan located the proposed
32 residence further from his home and offered him more privacy and screening
33 opportunities. Mr. Davitt questioned why the proposed residence was not located closer
34 to the existing wetland similarly to the recently approved wetland permit on 195 Grace
35 Church Street, which is currently under construction.

36
37 The Planning Commission responded that 195 and 205 Grace Church Street are two
38 separate properties and that the property at 195 Grace Church Street was completely
39 encumbered with either wetland or wetland buffer area. The Commission noted that in
40 the approval of that application that it had no choice but to locate the residence within a
41 regulated area, but that it went to great lengths to avoid placing the proposed residence
42 within wetlands. The Commission noted that with respect to 205 Grace Church Street it
43 is mandated by law to minimize impacts to wetland and wetland buffer areas, which it
44 has done with the subject application. The Commission also noted that the proposed
45 residence would be within all zoning set backs including the side yard setback adjacent

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1 to Mr. Davitt's property. The Commission encouraged provision of additional landscape
2 screening where possible.

3
4 Mr. Bavoso added that he has spoken to Mr. Davitt and that they have agreed to
5 provide some additional evergreen screening along the property line.

6
7 On a motion made by Martha Monserrate, seconded by Peter Larr and carried by the
8 following vote:

9
10 AYES: Barbara Cummings, Hugh Greechan, Peter Larr, Patrick McGunagle,
11 Martha Monserrate

12 NAYS: None

13 RECUSED: None

14 ABSENT: Franklin Chu

15
16 the Planning Commission took the following action:

17
18 ACTION: The Planning Commission closed the public hearing on wetland permit
19 application number WP137.

II. ITEMS PENDING ACTION

1. Doyle Residence

24
25
26 The Planning Commission discussed the comments raised in the Conservation
27 Commission/Advisory Counsel October 10, 2003 letter. The Commission noted that the
28 letter did not object to the proposed project but suggested that more extensive
29 mitigation planting be provided. The Planning Commission noted that the proposed
30 mitigation plan met their requirements and that additional revisions were not necessary.

31
32 The Planning Commission discussed the comments raised in the public hearing
33 regarding the removal of trees. Mr. Pilch again confirmed that no trees are proposed to
34 be removed on the property or off-site along Blind Brook.

35
36 The Planning Commission discussed the 100-year flood elevation relative to the first
37 floor elevation of the existing residence and proposed addition. Mr. Pilch noted that the
38 proposed addition would be the same elevation as the existing first floor. The City
39 Planner added that this first floor elevation would be lower than the 100-year flood
40 elevation but that this was permissible by the City's Flood Plain Management Laws.

41
42 The Planning Commission discussed the overflow for the proposed storm water
43 drainage units. The Commission recommended that the plan be revised to provide
44 stone or some other appropriate measure to reduce stormwater velocity and erosion
45 impacts from the overflow pipe. Mr. Pilch agreed to revise the plans to address the

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Commission's concern. The Planning Commission requested that this be added as a condition of wetland permit approval and that the City Planner review the proposed plan modifications before a building permit is issued.

On a motion made by Martha Monserrate, seconded by Patrick McGunagle and carried by the following vote:

AYES: Barbara Cummings, Hugh Greechan, Peter Larr, Patrick McGunagle, Martha Monserrate

NAYS: None

RECUSED: None

ABSENT: Franklin Chu

the Planning Commission took the following action:

ACTION: The Planning Commission adopted a resolution conditionally approving wetland permit application number WP141.

2. Community Synagogue of Rye

The City Planner noted that the applicant has started construction, but that the project is not "substantially completed" as required by the expiration provision in the original resolution of approval. The City Planner recommended that the Commission approve the resolution granting a one-year extension of time.

On a motion made by Peter Larr, seconded by Martha Monserrate and carried by the following vote:

AYES: Barbara Cummings, Hugh Greechan, Peter Larr, Patrick McGunagle, Martha Monserrate

NAYS: None

RECUSED: None

ABSENT: Franklin Chu

the Planning Commission took the following action:

ACTION: The Planning Commission adopted a resolution granting a one-year extension of time to site plan application number SP146A.

3. Schiffer

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1 The City Planner noted that the applicant had not fulfilled the conditions of its original
2 subdivision approval and had requested an extension of time. The City Planner
3 recommended that the Commission approve the resolution granting two consecutive 90-
4 day extensions, which is the maximum permitted by New York State Law.

5
6 On a motion made by Peter Larr, seconded by Patrick McGunagle and carried by the
7 following vote:

8
9 AYES: Barbara Cummings, Hugh Greechan, Peter Larr, Patrick McGunagle,
10 Martha Monserrate

11 NAYS: None

12 RECUSED: None

13 ABSENT: Franklin Chu

14
15 the Planning Commission took the following action:

16
17 ACTION: The Planning Commission adopted a resolution granting a 180-day
18 extension of time to subdivision application number SUB280.

4. 205 Grace Church Street

22
23 The Planning Commission discussed the proposed plan modification. The Commission
24 questioned why a 3-car garage was necessary. Mr. Bavoso responded that the 3-car
25 garage is desired by the applicant and that this improvement is located outside of the
26 regulated area.

27
28 The Planning Commission discussed screening measures that could be provided for the
29 adjacent neighbor. The City Planner noted that such screen is somewhat outside the
30 jurisdiction of the Planning Commission given that the approval involves an application
31 for a wetland permit but encouraged providing additional screening where possible. Mr.
32 Bavoso added that he would be willing to provide additional landscape screening in the
33 form of evergreen trees along the northern property line with the adjacent neighbor.

34
35 The Planning Commission requested that the plan be revised to indicate the height of
36 the proposed wall in the rear yard and that a limit of disturbance line be added to the
37 plan. The Commission recommended that these conditions be incorporated in the
38 resolution of approval.

39
40 On a motion made by Barbara Cummings, seconded by Martha Monserrate and carried
41 by the following vote:

42
43 AYES: Barbara Cummings, Hugh Greechan, Peter Larr, Patrick McGunagle,
44 Martha Monserrate

45 NAYS: None

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1 RECUSED: None

2 ABSENT: Franklin Chu

3
4 the Planning Commission took the following action:

5
6 ACTION: The Planning Commission adopted a resolution conditionally approving
7 wetland permit application number WP137.

8
9 Hugh Greechan departs from the meeting.

10 11 5. Rattner Residence

12
13 The Planning Commission acknowledged the receipt of a letter to the Commission from
14 Joan Probbler of 5 Guion Road. The Commission noted that this letter was received
15 after the close of the public hearing.

16
17 The Planning Commission discussed the comments of the Conservation
18 Commission/Advisory Council (CC/AC). The Commission noted that substantial
19 additional information was provided by the applicant but that the CC/AC continued its
20 objection to the application. The Commission noted that it was satisfied with the
21 application and that it addressed the Commission's concerns and meeting the
22 requirements of the Rye City's Wetland Law. The Planning Commission noted that it's
23 would provide findings in its resolution of approval justifying it's variance with the
24 CC/AC's October 24, 2003 letter. The Planning Commission also noted concern with
25 the timeliness of the CC/AC comments and that it is difficult for the Commission to
26 review these comments if not submitted in advance of the meeting.

27
28 Jim McGee (CC/AC member) noted that the project would involve disturbances within a
29 100-foot buffer and noted concerns with the impact with the proposed project on the
30 intertidal zone. The Planning Commission responded that the applicant is fully aware
31 that the application requires a wetland permit approval from both City of Rye and New
32 York State Department of Environmental Conservation (NYSDEC). Jonathan Kraut
33 (applicant's attorney) confirmed that all activities would occur above the mean high
34 water line and therefore outside of regulated tidal wetland areas. Mr. Kraut added that
35 all wetland plantings would also be located above the mean high water mark.

36
37 The Planning Commission discussed the CC/AC comments relative to the potential
38 inconsistencies with the plans presented to the NYSDEC and those presented to the
39 City for approval. Mr. Kraut confirmed that both plans submitted to NYSDEC and the
40 City are identical. The Commission noted that it would make this a condition of
41 approval.

42
43 On a motion made by Peter Larr, seconded by Martha Monserrate and carried by the
44 following vote:

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AYES: Barbara Cummings, Peter Larr, Patrick McGunagle, Martha Monserrate

NAYS: None

RECUSED: None

ABSENT: Franklin Chu, Hugh Greechan

the Planning Commission took the following action:

ACTION: The Planning Commission adopted a resolution conditionally approving wetland permit application number WP133.

6. Beechwind¹

The City Planner provided a procedural overview of the application. The City Planner noted that the Zoning Board of Appeals granted use, area in floodplan management variances in connection with the applicant's proposal to construct four single-family homes on separate subdivided lots. The City Planner noted that the Zoning Board conducted a coordinated review under SEQRA requesting whether the Planning Commission would consent to the Zoning Board serving as lead agency for the environmental review of the application. The Planning Commission did not consent to the Zoning Board's desire to be lead agency. The City Planner explained that the Planning Commission must therefore make its own determination of significance under SEQRA. The City Planner suggested that it did not appear necessary to conduct an additional coordinated review and since the proposed action is an Unlisted action.

Albert Pirro (applicant) provided an overview of the application and some of the changes that have occurred since the applicant last appeared before the Planning Commission. Mr. Pirro stated that he had been in contact with the Rye Boat Basin Commission to determine whether they would be receptive to receiving docks generally located in front of the Shongut property. Mr. Pirro stated that the Boat Basin Commission was not receptive to the docks since it required the construction of a new dock to connect the boat basins' existing dock with the docks in front of the Shongut property. This connection would go in front of the adjacent Rye Fish and Game Club. Mr. Pirro stated that the proposed configuration across the adjacent property owned by the Rye Fish and Game Club presented undesirable complications. Mr. Pirro stated that the Boat Basin Commission was not receptive to the idea of such a connection.

Mr. Pirro discussed his proposed plan noting that he intends to keep the Gedney store. Mr. Pirro noted that an access way would be provided along the northern boundary of the Shongut property which would extend from Milton Road to the water. The existing Shongut docks would be operated as a corporation called "Rye Boat Club." Mr. Pirro stated that this boat club would have 16 members and that 4 of its members are going to own one each of the 4 homes which will have their own docks at the adjacent

¹ The applicant prepared a transcript of this discussion, which is available for public inspection, in the application file.

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1 Brailsford property. Mr. Pirro stated that the corporation would be obligated to maintain
2 the docks. The docks in front of the Shongut property would provide for 12 boat owners
3 and these 12 boat slips would be leased to the public on a first-come-first-serve basis.
4 The 12 boat slips would not have boat storage rights in the winter months on the
5 property.

6
7 The Planning Commission discussed with the applicant his discussions with the Boat
8 Basin regarding the transfer of the 12 boat slips to the City of Rye. Mr. Pirro stated that
9 he would continue to maintain his offer to give the slips to the City of Rye but stated that
10 the opposition of the Fish and Game Club to have connecting dock in front of their
11 property presented complications that made the Boat Basin Commission less interested
12 in the proposal. The Planning Commission stated that if it were deemed to be in the
13 interest of Rye residents that it might help facilitate a discussion with the Boat Basin
14 Commission. The Commission noted that the City may be amenable to accepting the
15 slips even a connection was not provided. Mr. Pirro stated that he would continue to
16 make his offer to the City.

17
18 Rex Gedney (applicant's architect) provided an overview of the plan including the
19 existing site conditions. Mr. Gedney noted the existing and proposed impervious
20 surfaces on the property. Mr. Gedney noted that the proposal involves the construction
21 of 4 single-family residences, all of which would be approximately 4,000 square feet in
22 area. The Gedney store would be used as an accessory structure to the primary
23 residence on proposed Lot 2.

24
25 Mr. Gedney noted revisions in the previously proposed lot line configurations to
26 establish a view corridor between Lots 2 and 3. The changes in lot lines also provided
27 for a new public access right-of-way along the northern property boundary.

28
29 Craig Studer (applicant's landscape architect) provided an overview of the proposed
30 landscape plan noting the treatment of plant material within the 40-foot view corridor.
31 Mr. Studer also provided an overview of the cross-sections of the proposed plantings
32 and architecture. Mr. Studer noted how the configuration of the proposed homes had
33 been adjusted on the property. Mr. Studer discussed the plant material that would be
34 permitted within the proposed view corridor noting that the proposed easement would
35 permit low-lying plants in a portion of the easement area ranging in height from 1 to 3
36 feet. Mr. Studer stated that street trees would be provided but that they would not
37 interfere with the use of the water and would soften the architecture along Milton Road.

38
39 Tim Allen (applicant's engineer) discussed the proposed site plan noting the proposed
40 drainage system. Mr. Allen discussed the reduction in impervious area on the property
41 in the proposed condition noting that the existing property has approximately 85% of
42 impervious area. Mr. Allen noted the location of the proposed catch basins and the
43 discharge of the storm water into the adjacent Milton Harbor.

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1 Mr. Studer discussed the proposed driveway curb cuts. Mr. Studer understood the
2 Planning Commissions' request to limit the number of driveway curb cuts on Milton
3 Road to three. Mr. Studer stated that the applicant considered a number of alternatives.
4 These alternative drawings were shown to the Planning Commission. Mr. Studer noted
5 that various alternatives to create 3 rather than 4 curb cuts compromised either site
6 design, the Gedney store or encroachments into the view corridor. Mr. Studer also
7 stated that it was important that the driveway be configured such that they provide for
8 reasonable turn-around areas so a vehicle does not have to back directly out onto
9 Milton Road. The Planning Commission discussed various alternative designs to
10 achieve 3 rather than 4 curb cuts on Milton Road. The Commission agreed that the
11 applicant should reconsider its design to not have any encroachment of driveway within
12 the designated view corridor consistent with the Zoning Board decision. The
13 Commission noted that it was concerned regarding vehicles backing out onto Milton
14 Road and that it would reconsider its previous request to limit the property to 3 curb
15 cuts.

16
17 The Planning Commission discussed the proposed public access and provision for boat
18 slips. The Commission noted its preference to make the boat slips available to the
19 public and felt that that could best be facilitated if the boat slips were owned and
20 managed by the City of Rye Boat Basin. The Commission noted that it respected the
21 concerns of the Boat Basin Commission and stated that a member of the Commission
22 would discuss with the Boat Basin Commission under what circumstances it might be
23 prepared to accept the proposed boat slips. The Commission noted that members of the
24 Planning Commission would try to communicate to the Boat Basin Commission prior to
25 its next meeting.

26
27 The Planning Commission discussed the need for off-street parking for the 12 boat
28 slips. The Commission discussed whether it would be appropriate to have parking
29 spaces set aside on the applicant's property to serve these boat slips or whether
30 parking at the nearby boat basin would be acceptable. The Commission noted that the
31 need for parking demand would likely be reduced if the boat slips were part of the City
32 Boat Basin. The Commission agreed that the issue regarding parking would also be
33 discussed with the Boat Basin Commission. The Commission also suggested that Peter
34 Fox be contacted to get a better sense of the availability of parking at the boat basin.

35
36 The Planning Commission discussed the proposed location of the gate for the public
37 access. The Commission noted that it wanted the public to have the right of access to
38 the access way and to the platform along the water. The gate would be separating this
39 public area from the dock slips. The Commission noted that the Zoning Board's decision
40 located the gate at Milton Road thereby limiting access to the general public. The
41 Commission noted that if the boat slips could be connected to the existing slips owned
42 by the Boat Basin that there would be somewhat less of a need for public access. The
43 Commission agreed to consider the gate and public access after members of the
44 Commission discussed the proposed boat slip configurations with the Boat Basin
45 Commission.

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1
2 The Planning Commission discussed the preservation of the Gedney store. The
3 Commission suggested that specific deed restrictions be prepared to indicate the long-
4 term commitment to preserve the store in its historic character. Mr. Gedney provided
5 some renderings and discussed its restoration/rehabilitation proposal.
6

7 The Planning Commission noted that it was not prepared to set a public hearing until
8 additional information was submitted and that some of the issues regarding the 12 boat
9 slips and their possible offering to the Boat Basin are resolved. The Commission also
10 noted that it wanted to see specific easement language restricting the view corridor and
11 deed restrictions for the Gedney store. The Commission noted specifically that fences
12 should not be permitted within the easement areas. The Commission also suggested
13 that the applicant consider additional restrictions to prevent fences along common
14 property lines that would block views of neighbors but that its primary concern was
15 having specific language that would prevent the public's view of the water being blocked
16 within the view corridor. Mr. Pirro stated that he would provide that information but noted
17 that one exception would be the need for a fence along the top of the bulkhead to
18 prevent people from falling into the water. The Commission agreed with that exception.
19

20 The Planning Commission discussed measures to protect the wetland during and after
21 construction. The Commission requested that more information be provided regarding
22 erosion control during construction. The Commission also requested that more
23 information be presented regarding hazardous materials on the site. The Commission
24 noted that the applicant's mitigation plan and mitigation plantings should be consistent
25 with its prior practice with other similar applications.
26

7. Tomczyk Residence

27
28
29 The City Planner noted that the subject application requires substantial modifications to
30 comply with the recently adopted Zoning Code amendments. The City Planner noted
31 that the existing grade was proposed to be raised by more than 3-feet, which is not
32 permitted. The City Planner suggested, however, that preliminary comments from the
33 Planning Commission be provided regarding the impact of the proposed residence on
34 the on-site wetland. Paul Jaehnig (applicant's landscape architect) provided an
35 overview of the application noting that it involved the removal of an existing residence
36 and the construction of a new residence within a 100-foot wetland buffer. Mr. Jaehnig
37 noted that there would be an approximately 800-square foot reduction of impervious
38 area within the wetland buffer. Mr. Jaehnig stated that the proposed residence would
39 be located within the 100-foot buffer and that approximately 2,900-square feet of
40 mitigation area is proposed. The Planning Commission discussed the existing condition
41 of the property noting that it has been subject to recent vandalism and that based on a
42 property inspection by one Commission member that a hose was left on in the front
43 yard. Mr. Tomczyk responded that he will investigate those concerns.
44

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1 The Planning Commission noted the encroachment of an existing driveway on the
2 property that serves as access for an adjacent property located to the rear. The City
3 Planner noted that he would investigate the prior subdivision approval for this property
4 to determine whether a driveway easement exists or if one was required as part of prior
5 subdivision approval.

6
7 The Planning Commission noted that it would prefer that the plan be revised to shift
8 more of the residence outside of the wetland buffer. The Planning Commission noted
9 that this plan revision could be achieved without the need for any variances from the
10 Zoning Board of Appeals. The Planning Commission added that where such
11 opportunities exist it is compelled by the Rye City Wetlands Law to preserve wetland
12 buffer areas and minimize encroachments.

13
14 The Commission discussed drainage problems in the front yard that resulted in routine
15 flooding of Forest Avenue. The Commission questioned whether there were any
16 wetland areas located in the front yard and what measures could be taken to alleviate
17 this condition. Mr. Jaehnig responded that he conducted soil surveys in the front yard
18 and noted no wetland soils. Mr. Jaehnig added that the applicant will consider
19 additional drainage measures to address this preexisting drainage condition. The
20 Planning Commission requested that the City Engineer review the proposed drainage
21 plans to both insure that the proposed project will not aggravate this existing condition
22 and, where possible, potentially eliminate this localized flooding concern.

23
24 The Planning Commission noted the loss of an existing stand of mature trees. The
25 Commission requested that the revised site plan include a planting plan to mitigate for
26 the loss of the trees.

8. Minutes

27
28
29
30
31 The Commission reviewed and approved minutes of its September 23 and October 14,
32 2003 meetings.